



46 Cardigan Road  
Bridlington  
YO15 3HQ  
TO LET  
**£695 pcm**

4 Bedroom Maisonette



Kitchen



4



1



1



Off Road  
Parking



Gas Central Heating

## 46 Cardigan Road, Bridlington, YO15 3HQ

### LOCATION

The Kingsgate, Cardigan Road, and Avocet Way area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.



Kitchen



Kitchen



Lounge



Lounge

## Accommodation

### COMMUNAL HALLWAY

8' 7" x 6' 9" (2.64m x 2.08m)

Central light fitting. Carpet. Meter cupboard. Door leading to private entrance/stairs.

### ENTRANCE HALLWAY AND STAIRS

### STAIRS LEADING TO LANDING

### FIRST FLOOR LANDING

Two central light fittings. Two Smoke alarms. Radiator. Carpet. Utility area with plumbing for washing machine and vent for dryer.

### KITCHEN

12' 9" x 12' 6" (3.91m x 3.82m)

Central light fitting (6 arms). Vinyl flooring. Range of kitchen drawers and wall units. Stainless steel sink. Built in extractor fan with ceramic hob. Electric "Bosch" cooker. Radiator. CO alarm. Feature fire surround.

### LOUNGE

14' 0" x 12' 10" (4.27m x 3.92m)

Carpet. Central light fitting. Radiator. Feature wood fire surround with marble effect hearth. Curtain track.

### BEDROOM 2

10' 9" x 8' 6" (3.29m x 2.61m)

Central light fitting. Carpet. Radiator. Curtain track.

### WC

5' 8" x 2' 11" (1.74m x 0.89m)

Vinyl flooring. White WC cistern with basin incorporated. Chrome towel holder and toilet roll holder. Central light fitting. Curtain track.

### BATHROOM

6' 9" x 5' 8" (2.08m x 1.74m)

Vinyl flooring. Central light fitting. White suite comprising low level WC, pedestal sink, bath with mixer shower. Glass panel shower screen. Feature panel bath. Radiator. Extendable mirror. Two shelving units. Three-quarter tiled wall around shower area. Small section tiled above sink.



Stairs and Hallway



Bedroom One



Bedroom Two



Bathroom

### **BEDROOM 1**

13' 3" x 11' 6" (4.05m x 3.53m)

Central light fitting. Carpet. Radiator. Curtain track.

### **STAIRS LEADING TO SECOND FLOOR LANDING**

Two central light fittings. Smoke alarm. Carpet.

### **BEDROOM 4**

11' 11" x 10' 6" (3.64m x 3.21m)

Central light fitting. Radiator. Carpet.

### **BEDROOM 3**

12' 0" x 11' 8" (3.68m x 3.56m)

Central light fitting. Radiator. Carpet.

### **PARKING**

Parking for one vehicle located to the front of the property.

### **OUTSIDE**

Bins stored to side of property. Good sized garden to rear.

### **SERVICES**

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

### **PAYMENTS**

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £695.00

Damage Deposit: £800.00

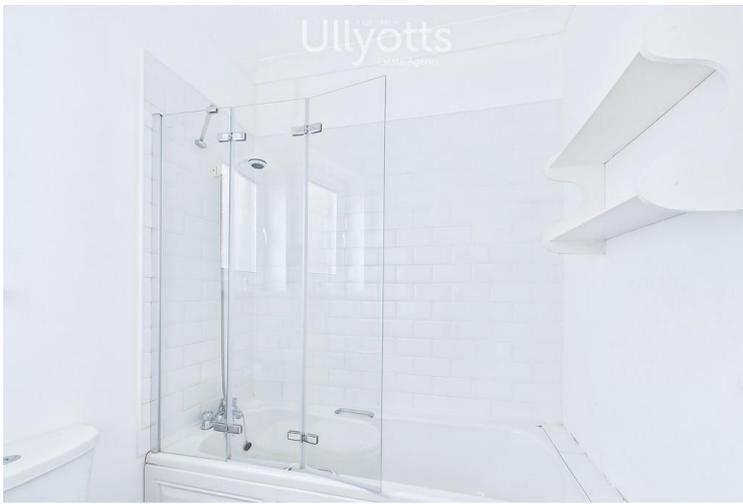
Total: £1,495.00

### **COUNCIL TAX BAND**

Band A.

### **ENERGY PERFORMANCE CERTIFICATE**

Band C.



Bathroom



W/C



Utility



Bedroom Three

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

Strictly by appointment with Ulllyotts.

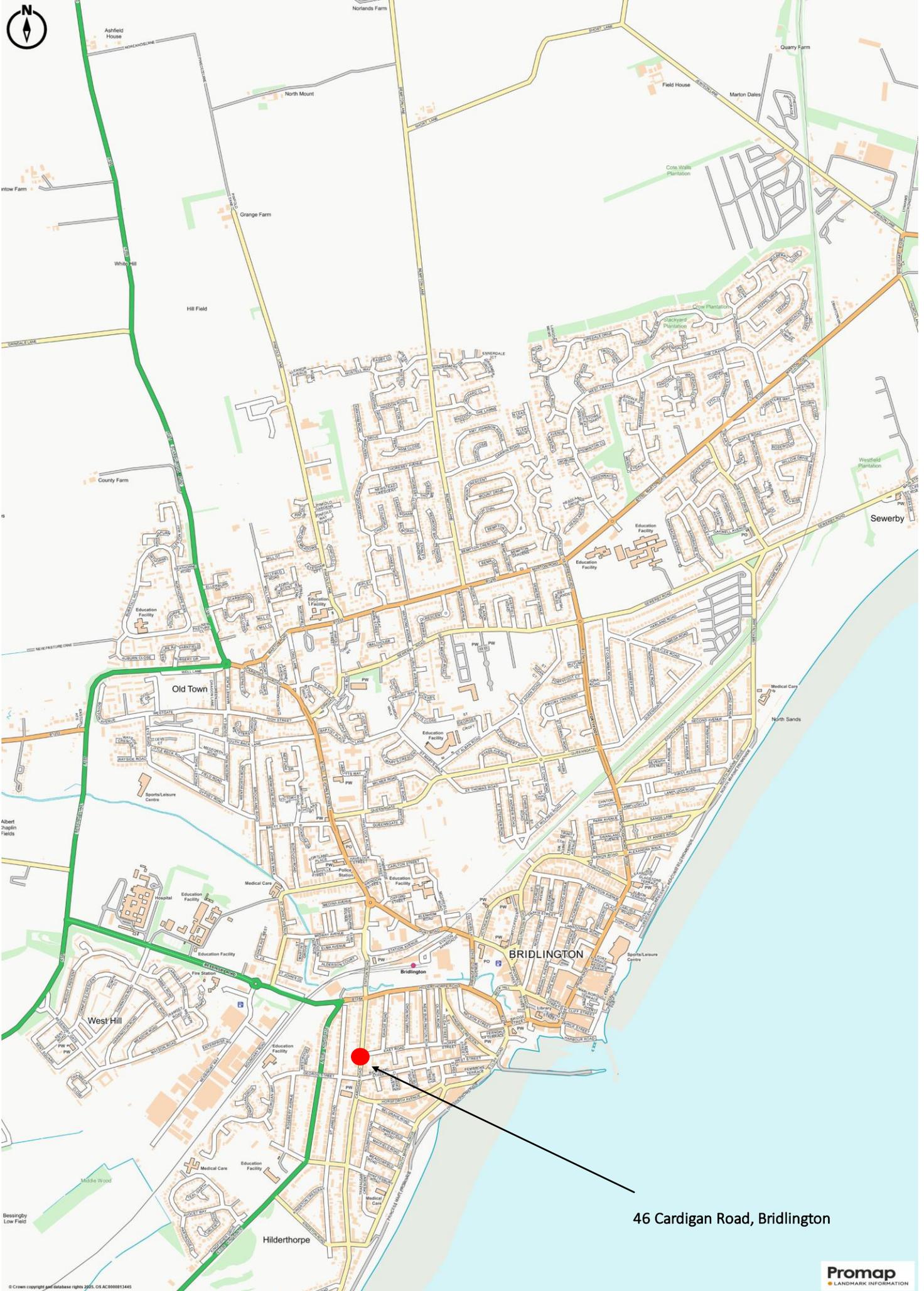
Regulated by RICS



Bedroom Four

The digitally calculated floor area is 105 sq m (1,130 sq ft).  
 This area may differ from the floor area on the Energy Performance Certificate.





46 Cardigan Road, Bridlington

# Ulllyotts

EST 1891



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